

PUBLIC NOTICE
AGENDA
ADMINISTRATIVE SERVICES COMMITTEE MEETING

Chair: Kristopher Parrish
Committee Members: Lisa Evans and Kim Chamberland

Wednesday, April 26, 2023, at 5:00 p.m.
Council Chambers, 745 Center Street, Milford, Ohio 45150

Call to Order

Proceedings: Approval of the April 3, 2023, Administrative Services Committee Minutes

Agenda Items:

- Discussion: Agreement between the City of Milford and Clermont County for Emergency Supply of Water.
- Discussion: Sale of Property - 25 Main Street Building
- Discussion: Agreement with McGowan Governmental Underwriters for Property and Casualty Insurance for the City of Milford
- Discussion: Purchase of a Software Solutions Inc. Upgrade for the Neptune 360 Water Meter Project Configuration
- Authorization of the Rebate of Property Tax to Beauty Ridge LLC DBA Little Miami Brewing Company
- Authorization of the Rebate of Property Tax to P3K2P DBA Tru by Hilton
- Authorization of the Rebate of Property Tax to SAS Hospitality LLC DBA Staybridge Suites
- Authorization of the Rebate of Property Tax to Terra Firma Development LLC dba LMBC Event Center
- Green Umbrella membership
- And all other matters that may properly come before the Committee.

Adjourn

The first part of the paper discusses the importance of the study of the history of the United States. It is argued that the study of the history of the United States is essential for a full understanding of the country and its people. The second part of the paper discusses the importance of the study of the history of the United States. It is argued that the study of the history of the United States is essential for a full understanding of the country and its people. The third part of the paper discusses the importance of the study of the history of the United States. It is argued that the study of the history of the United States is essential for a full understanding of the country and its people.

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**Administrative Services Committee
Meeting Minutes
April 3, 2023**

Mr. Parrish called the meeting to order at 4:30 p.m.

Present: Kristopher Parrish Kim Chamberland Lisa Evans

Staff: City Manager, Michael Doss, Finance Director Pat Wirthlin and Executive Assistant, Jackie Bain

Visitors: none

Proceedings: Approval of the March 16, 2023, Administrative Services Committee Minutes All approved

DISCUSSION: CODE ENFORCEMENT CONSOLIDATION AND COMPENSATION

Mr. Doss discussed how we have been trying to hire a Part Time Code Enforcement person. Mr. Doss has asked Christine Celsor/Planning, Zoning and Community Development Coordinator to take on the responsibility with additional compensation. She informed Mr. Doss that she was interested in taking on this added responsibility. Mr. Doss asked the committee to consider the Planning & Community Development Coordinator absorb the Code Enforcement position, and all of the responsibilities. And also, consideration of an increase in compensation of \$ 12,000 for the absorption of the Code Enforcement responsibilities.

THE COMMITTEE AGREED TO RECOMMEND THAT THE LAW DIRECTOR DRAFT AN ORDINANCE FOR THE PLANNING AND COMMUNITY DEVELOPMENT COORDINATOR POSITION TO ABSORB THE RESPONSIBILITIES OF THE ZONING CODE ENFORCEMENT POSITION AND INCREASE COMPENSATION \$12,000

DISCUSSION: DORA EXPANSION

Mr. Doss followed up with the committee on information to expand the DORA boundaries to include Covalt Station. We have also noticed that we need to update the list of businesses to be included on the new DORA legislation. This will establish the process for an ordinance to increase the boundaries of the DORA and to include new businesses that are not included in the current DORA. The committee agreed to forward the information to establish the DORA Expansion.

DISCUSSION: CLERMONT COUNTY HEALTH DISTRICT 2024 CONTRACT

Mr. Doss discussed that as a municipality in the state of Ohio we participate in the county's health department to provide services for us. In particular, they do many restaurant inspections as well as other general services for the Milford Community. This annual contract last year was \$ 29,342.29. This year's contract is \$29,774.08.

THE COMMITTEE AGREED TO RECOMMEND THAT THE LAW DIRECTOR DRAFT AN ORDINANCE TO ENTER INTO AN AGREEMENT FOR GENERAL HEALTH SERVICES WITH THE CLERMONT COUNTY HEALTH DISTRICT IN THE AMOUNT OF \$29,774.08

There being no further business, the meeting adjourned at 4:59 p.m. with a motion from Ms. Chamberland Seconded by Ms. Evans All yes.

Respectfully submitted,
Jackie Bain, Executive Assistant

“These minutes have been approved and adopted by Mr. Parrish, Ms. Chamberland and Ms. Evans on April 4, 2023.”

AGREEMENT
AMENDMENT 1

THIS FIRST AMENDMENT ("First Amendment") dated this ____ of ____, 2023, shall serve to amend the Agreement executed by the Board of County Commissioners of Clermont County, Ohio ("County") and the City of Milford ("City") on April 30, 2012, for the purpose of securing an emergency back-up water supply during periods of an emergency or disaster and bulk water delivery to the City ("Agreement"). The terms and conditions of the Agreement are fully incorporated herein to the extent they do not conflict with the terms and conditions of this First Amendment.

WHEREAS, in the Agreement the County and City agreed on certain terms and conditions whereby the County would provide emergency back-up water supply during periods of an emergency or disaster and bulk water delivery to the City; and

WHEREAS, the Agreement was to remain in effect for a period of ten (10) years beginning April 30, 2012 and expiring May 1, 2022; and

WHEREAS, in accordance with Paragraph 11 of the Agreement, the County and City may renew the Agreement for an additional ten (10) year period upon written agreement of both the County and City;

WHEREAS, the County and City wish to renew the Agreement for an additional ten (10) year period in accordance with the terms of this First Amendment.

NOW, THEREFORE, the parties agree as follows:

1. The Agreement shall be renewed for a period of ten (10) years beginning May 1, 2022 and expiring on April 30, 2032 unless otherwise terminated or renewed in accordance with the terms of the Agreement; and
2. Paragraph 8 of the Agreement is deleted in its entirety and replaced with the following language which shall now be considered and read as paragraph 8 in the Agreement:

Payment for water used by the City will be at the Public Water Supplier Rate charged by the County in accordance with the fee schedule in effect at the time of usage. Currently that rate would be \$3.26 per thousand gallons. Effective 5/1/2024, the rate will be \$3.57 per thousand gallons and effective 5/1/2025, the rate will be \$3.90 per thousand gallons. Should the rate structure for the County be revised, 90 days written notice shall be provided to the City of pending changes. Bills for water usage are to be issued bimonthly during periods of water usage. Payment will be due 60 days from the billing date.

3. Except as noted herein, all of the terms and conditions of the Agreement shall remain unchanged and in full force and effect to the extent they remain applicable.

IN WITNESS WHEREOF, County executes this First Amendment as duly authorized by Resolution No. _____ and City executed this First Amendment as duly authorized by Ordinance No. _____ on the dates as indicated.

**BOARD OF COUNTY COMMISSIONERS
OF CLERMONT COUNTY, OHIO**

Bonnie J. Batchler, President

Claire B. Corcoran, Vice President

David L. Painter, Member

ATTEST:

CLERK, BOARD OF COUNTY
COMMISSIONERS OF
CLERMONT COUNTY, OHIO

Date: _____

Clerk of the Board

WITNESSES:

CITY OF MILFORD

City Manager

Date: _____

This agreement approved as to form
by the Office of Clermont County
Prosecution Attorney

Approved as to form

Law Director

By: _____
Assistant Prosecutor

Date: _____

REAL ESTATE PURCHASE AND SALE AGREEMENT

This Real Estate Purchase Agreement ("**Agreement**") is made and entered into this ____ day of _____, 2023 ("**Effective Date**"), by and between the City of Milford, an Ohio municipal corporation ("**Seller**"), and Joseph Kirk, his successors and assigns (referred to as "**Buyer**").

RECITALS:

WHEREAS, Seller is the owner of the Property (as hereinafter defined); and

WHEREAS, subject to the terms and conditions hereof, Seller desires to sell to Purchaser the Property and Purchaser desires to purchase the Property from Seller.

NOW, THEREFORE, in consideration of the mutual covenants and agreements hereinafter set forth and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

1. Real Estate. Buyer agrees to purchase from Seller the real estate known as 25 Main Street, Milford, Ohio 45150, and identified as Clermont County, Ohio PIN 210709.010A, and being more particularly described in **Exhibit A** attached hereto and incorporated by reference herein, together with all appurtenant rights, privileges and easements, including, but not limited to, any right or interest in all adjacent property as of the Effective Date of this Agreement (collectively, the "**Property**").

2. Purchase Price. The purchase price for the Property (the "**Purchase Price**") shall be Three Hundred Fifty Thousand and 00/100 Dollars (\$350,000.00), paid by Buyer to Seller via cash, wire transfer, certified or cashier's check to Seller on the Closing Date (as hereinafter defined).

3. Closing Contingency. Notwithstanding anything to the contrary contained in this Agreement, Seller's obligation to close the transaction contemplated hereunder is expressly contingent upon the ratification of this Agreement by the City of Milford, Ohio City Council ("**City Council**") at the meeting of City Council taking place on May 2, 2023. In the event that City Council declines to ratify this Agreement, then this Agreement shall terminate automatically as of such declination and shall be void and no further force or effect.

4. Closing. Subject to the satisfaction of Section 3 above, Seller shall convey title to the Property to Buyer by quitclaim deed on or before May 15, 2023 (the "**Closing Date**").

5. Buyer's Closing Costs. On the Closing Date, Buyer shall be responsible for the following costs: (a) Buyer's attorney's fees and expenses, (b) the premium for any owner's policy of title insurance obtained by Buyer, and (c) all other closing costs charged by any escrow/closing agent associated with this Agreement, provided such closing costs are not the responsibility of Seller under Section 6 below.

6. Seller's Closing Costs. On the Closing Date, Seller shall be responsible for the following costs: (a) preparation and recording costs of the quitclaim deed, (b) Seller's attorney's fees and expenses, and (c) any transfer tax levied upon the Property.

7. Possession. Unless otherwise agreed to by the parties, Seller shall deliver to Buyer complete and exclusive possession of the Property upon the Closing Date, in its "AS IS, WHERE IS" CONDITION WITH ALL FAULTS, (WHETHER LATENT, PATENT OR DETECTABLE) AND WITHOUT ANY WARRANTY WHATSOEVER, EXPRESS OR IMPLIED, RELATING TO THE CONDITION OF THE PROPERTY OR OTHERWISE. Buyer acknowledges that: (i) it has been afforded the opportunity to

conduct investigations and studies of the Property as Buyer deems necessary and prudent for the purpose of acquiring the Property; (ii) the Property is to be sold and conveyed to, and purchased and accepted by Buyer, in "AS IS, WHERE-IS" condition, with all faults, without recourse to the Seller; (iii) Buyer assumes the risk that adverse past, present or future physical characteristics and conditions may not have been revealed by its inspection or investigation; (iv) Buyer assumes all responsibility for any damages caused by the conditions on the Property upon transfer of title and waives any claim or cause of action which it otherwise might assert, including without limitation under the common law or federal or state securities, trade regulation, environmental or other laws, by reason of this Agreement, the events giving rise to this Agreement and the transactions provided for herein or contemplated hereby or thereby, except for claims or causes of action brought under this Agreement arising out of the breach by Seller of any of Seller's obligations under this Agreement or the breach by Seller of any of the representations or covenants made by Seller in this Agreement; and (v) Buyer is relying solely on its title insurance policy, if any, with respect to all matters pertaining to title to the Property.

8. Right of Reversion. Buyer hereby agrees that the Property shall be subject to a right of reversion in favor of Seller ("**Reversionary Interest**"). Such Reversionary Interest shall be triggered and the Property shall automatically revert back to Seller if Buyer fails to obtain a certificate of occupancy to operate a jewelry store on the Property by the second anniversary of the Closing Date (the "**Occupancy Deadline**"). Should Buyer obtain its certificate of occupancy on or before the Occupancy Deadline, then Seller's Reversionary Interest shall automatically terminate, become void and be of no further force or effect. Notwithstanding the foregoing, Buyer shall have one (1) option to extend the Occupancy Deadline by one hundred eighty (180) days, effective upon Buyer's delivery of written notice to Seller no later than ninety (90) days prior to the Occupancy Deadline. Seller's Reversionary Interest shall be memorialized in the quitclaim deed and the terms and conditions of this Section 8 shall survive the Closing Date.

9. Seller's Right of First Refusal. Notwithstanding anything contained herein to the contrary, from and after the Closing date, in the event that Buyer receives a bona fide, third-party offer to purchase the Property (an "**Offer**"), Seller shall have a right of first refusal to purchase the Property on the same terms ("**ROFR**") as more particularly described herein. Buyer herein is obligated to present to Seller, in writing, any bona-fide third-party offer to purchase which Buyer wishes to accept (an "**Offer Notice**"), Seller shall have ten (10) business days to respond to Buyer, in writing, as to whether or not Seller wishes to purchase the Property back from Buyer. If Seller notifies Buyer in writing within such ten (10) business day period that Seller does not elect to purchase the Property back from Buyer, or if Seller fails to notify Buyer in writing of its decision within the above mentioned ten (10) business day period, then in either case, Buyer shall be free to sell the Property to a third-party on terms set forth in the Offer Notice. If Seller timely exercises its ROFR, Seller and Buyer shall execute a mutually agreeable purchase and sale agreement based on the terms and conditions contained in the Offer Notice, and Seller will purchase the Property within sixty (60) days from the date Seller notifies Buyer of its intent to purchase the Property, provided that Buyer shall deliver title free and clear of all liens and encumbrances except those approved by Seller and the lien of current taxes. Notwithstanding the foregoing, Buyer agrees to remove any (i) mortgages, or other monetary liens recorded against the property, (ii) construction liens for work performed for Buyer or any previous owner or tenant, (iii) judgment liens for judgments filed against Buyer or any previous owner or tenant, and (iv) tax liens against Buyer or any previous owner or tenant. Should Seller fail to give timely notice of its exercise of its ROFR as provided above, Buyer may proceed to accept or reject the Offer at its discretion. This ROFR will continue to apply to up to two (2) additional bona-fide third party offers, received by Buyer and that Buyer is willing to accept, in accordance with this Section after the initial offer. For the avoidance of any doubt, Buyer shall not be permitted to sell the Property without regard to Seller's ROFR pursuant to the terms of this Section. Seller's ROFR shall be contained in the quitclaim deed and the terms and conditions of this Section 9 shall survive the Closing Date.

10. Parking License. On the Closing Date, Seller agrees to grant to Buyer an exclusive, revocable

license, in the form of **Exhibit B** attached hereto and incorporated by reference herein, for Buyer's use of two (2) designated parking spaces on Main Street and two (2) designated parking spaces on Garfield Avenue, as depicted in Exhibit B, for Buyer's use during Buyer's normal business hours.

11. Default; Remedies. The parties agree that it would be impracticable or extremely difficult to predict the amount of the actual damages which Seller would suffer if Buyer breaches any other representation or warranty or otherwise fails to perform its obligations under this Agreement. Therefore, if Buyer breaches this contract for any reason, Seller shall be entitled to terminate this Agreement, in which case Seller shall be entitled to seek liquidated damages in the amount of Three Thousand and 0/100 dollars (\$3,000.00). If Seller chooses to terminate this Agreement, and not seek the aforementioned liquidated damages, this Agreement shall be canceled and the parties released from all further liability, except the obligations expressly stated to survive termination.

12. Notices. Any notice required or permitted under this Agreement shall be in writing and deemed to have been given upon (a) the date of recipient's signature if sent by certified mail, postage prepaid, return receipt requested, (b) the next day if given by Federal Express/Next Day Delivery service, or (c) date of delivery if given by hand delivery at the following addresses:

Seller: City of Milford, Ohio
745 Center Street, Suite 218
Milford, Ohio 45150
Attn: Michael Doss, City Manager
mdos@milfordohio.org
(513) 831 - 4192

With copy to: Dinsmore & Shohl, LLP
255 E. Fifth Street, Suite 1900
Cincinnati, Ohio 45202
Attn: Bryan E. Pacheco
Bryan.pacheco@dinsmore.com
(513) 977 - 8247

Buyer: _____

With copy to: _____

13. Assignment. Buyer may not assign or otherwise transfer this Agreement, or any of its rights or obligations hereunder, without the prior written consent of Seller, which consent may be withheld in Seller's sole discretion. Any purported assignment without Seller's consent shall be void and of no force or effect.

14. Governing Law. This Agreement shall be governed by, and construed in accordance with, the internal laws of the State of Ohio.

15. Brokers. Neither party has entered into any agreement, arrangement or understanding with any

third party which will result in the obligation to pay any finder's fee, brokerage commission or similar payment in connection with the transaction contemplated herein.

16. Entire Agreement. This document contains the entire agreement between the Seller and Buyer with respect to the subject matter and terms of this Agreement. The parties mutually covenant and represent that there are no other agreements, promises, assurances, representations, warranties, undertakings, or understandings, either written or oral, between Seller and Buyer concerning the Property other than those set forth in this Agreement. No amendment of this Agreement shall be effective or binding unless it is in writing and has been signed by both Seller and Buyer.

17. No Waiver or Modification. This Agreement may not be modified in any manner whatsoever without such waiver or modification being in writing duly executed by the parties hereto. No failure by Buyer to require performance by Seller of any of the terms of this Agreement shall in any way affect Buyer's right to enforce such terms, nor shall any waiver by Buyer of any term be a waiver of any other term hereof or any breach hereof

18. Time is of the Essence. Time is of the essence for this Agreement, is made a material consideration thereof, and all elements of this Agreement shall be subject to commercially expedient and diligent completion expectations by the parties.

19. Miscellaneous.

19.1 Binding Effect; Benefits. This Agreement shall be binding upon the parties and their respective successors in interest.

19.2 Counterparts. This Agreement may be signed in one or more counterparts, each of which would be deemed an original and all of which, when taken together, shall constitute one and the same document.

19.3 Further Assurances. Each of the parties agrees to execute and deliver such other documents and take such other action, whether prior to or subsequent to the Closing Date, as may be necessary to more effectively consummate the intent and purpose of this Agreement.

19.4 Severability. If for any reason whatsoever, any one or more of the provisions of this Agreement shall be held or deemed to be inoperative, unenforceable, or invalid as applied to any particular case or in all cases, such circumstances shall not have the effect of rendering such provision invalid in any other case or of rendering any of the other provisions of this Agreement inoperative, unenforceable, or invalid. The invalidation of any provision of this Agreement shall not affect the validity of the remaining provisions.

19.5 Survival and Nonmerger. All terms, conditions, representations and warranties contained in this Agreement shall survive the Closing Date.

19.6 Waiver. Either Buyer or Seller may, by written notice to the other, (a) extend the time for the performance of any of the obligations of the other under this Agreement; (b) waive any inaccuracies in the representations or warranties of the other contained in this Agreement or in any document delivered pursuant to this Agreement; (c) waive compliance with any of the conditions or covenants of the other contained in this Agreement; or (d) waive performance of any of the obligations of the other under this Agreement. Except as provided in the preceding sentence, no action taken pursuant to this Agreement, including any investigation by or on behalf of any party, shall be deemed to constitute a waiver of compliance with any representations, warranties, covenants, or agreements contained in this Agreement. The waiver by

a party of a breach of any provision shall not be construed as a waiver of any prior or subsequent breach of the same or any other provision.

[signature page(s) to follow]

IN WITNESS WHEREOF, the parties have executed and delivered this Agreement as of the Effective Date.

BUYER:

THE CITY OF MILFORD,
an Ohio municipal corporation

By: _____
Name: Michael Doss
Its: City Manager

Bryan E. Pacheco, Esq., City Solicitor

SELLER:

By: _____
Name: _____
Its: _____

30386056.1

Exhibit A

Legal Description

[insert]

Exhibit B

License Agreement

[INSERT]



CITY OF MILFORD

745 Center Street, Suite 200, Milford, OH 45150

Phone: 513-831-4192

Fax: 513-248-5096

www.milfordohio.org



To: Chair Kristopher Parrish / Members Lisa Evans & Kim Chamberland
Administrative Services Committee

From: Pat Wirthlin, Finance Director

Date: April 23, 2023

Subject: Property & Casualty Insurance Renewal 2023/2024 – McGowan Underwriters

Recommendation to Renew

Staff recommends that the City continue its engagement with McGowan Governmental Underwriters for property and casualty insurance for the 2023/2024 coverage period

Coverage

Coverage includes buildings, vehicles, equipment, contents, cyber and accidents that cause injury or damage.

\$87,145 Renewal

The current renewal of \$87,020 increased ~\$15K from the 2022 renewal amount due a 14% increase in property limits, 65% increase in Cyber, a 50% five-year loss ratio, and high inflationary increases

| Property & Casualty Insurance Premiums | | |
|---|--------|--------|
| Year | Amount | |
| 2019 | \$ | 48,765 |
| 2020 | \$ | 51,420 |
| 2021 | \$ | 62,779 |
| 2022 | \$ | 71,686 |
| 2023 Renewal | \$ | 87,145 |

Staff Suggestion for Committee Recommendation

RECOMMENDATION AUTHORIZING THE LAW DIRECTOR TO PREPARE AN ORDINANCE AMENDING AN AGREEMENT WITH MCGOWAN GOVERNMENTAL UNDERWRITERS FOR PROPERTY AND CASUALTY INSURANCE IN THE AMOUNT OF \$87,145 FOR THE PERIOD MAY 13, 2023 TO MAY 13, 2024

50%

5-Year Loss Ratio

Larger Claims

Year 2022

| | | |
|-------------------------------------|----|--------|
| Lawsuit Defense - Short Term Rental | \$ | 45,532 |
|-------------------------------------|----|--------|

Year 2021

| | | |
|---|----|--------|
| Intoxicated Driver Struck Guardrail (Sub'd) | \$ | 10,000 |
|---|----|--------|

| | | |
|--------------|----|--------|
| SCADA Breach | \$ | 15,000 |
|--------------|----|--------|

Year 2020

| | | |
|------------------------------------|----|--------|
| Crane Struck Traffic Light on Main | \$ | 12,785 |
|------------------------------------|----|--------|

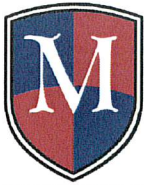
Year 2019

| | | |
|--------------------------------------|----|--------|
| Storm Damage - Water Plant & Backhoe | \$ | 40,326 |
|--------------------------------------|----|--------|

| | | |
|---------------------|----|--------|
| Auto Collisions (2) | \$ | 22,169 |
|---------------------|----|--------|

Year 2018

| | | |
|----------------|----|--------|
| Auto Collision | \$ | 20,358 |
|----------------|----|--------|



MCGOWAN GOVERNMENTAL UNDERWRITERS

City of Milford

745 Center Street Suite 200
Milford, OH 45150

Proposed Effective Dates
May 13, 2023 – May 13, 2024

Prepared By:

David Gosiewski
Managing Partner

Mae Fulkerson
Sr. Vice President

Main \$ 77,057

Terrorism 706

Cyber 9,382

\$ 87,145

Public Entity Risk Management Specialists

Old Forge Centre
20595 Lorain Road
Fairview Park, OH 44126

Phone: 440.333.6300
Fax: 440.333.3214



MC GOWAN GOVERNMENTAL UNDERWRITERS

PREMIUM SUMMARY

| Coverages | Premium |
|---|-----------------|
| Property/IM/Crime Insurance | Included |
| Liability Insurance | Included |
| Auto Insurance | Included |
| Public Official/Employment Practice Liability | Included |
| Police Liability | Included |
| Excess Liability | Included |
| MGU Program Services Fees/Carrier Fees | Included |
| Total | \$77,057 |

*25% Minimum earned premium

** Premium due upon receipt of invoice

Payment Is **Annual Basis**

***Premium DOES NOT include TRIA – Additional charge for TRIA **\$706**

REQUIRED UPON BINDING:

Please note: Signed Documents will be used for policy issuance, if schedules change after policy is issued a premium change could result.

See Binding Requirements at the end of Proposal



MCGOWAN GOVERNMENTAL UNDERWRITERS

A.M Best Rating Guide

Rating Levels and Categories

| Level | Category | Level | Category | Level | Category |
|---------------|-----------|---------------|----------|---------|------------------------------|
| A++, A+ | Superior | B, B- | Fair | D | Poor |
| A, A- | Excellent | C++, C+ | Marginal | E | Under Regulatory Supervision |
| B++, B+ | Very Good | C, C- | Weak | F | In Liquidation |
| | | | | S | Rating Suspended |

Financial Size Categories

(In \$000 of Reported Policyholders' Surplus Plus Conditional Reserve Funds)

| | | | | | | | |
|----------|---------|-------|---------|----------|-----------|---------|-----------|
| FSC I | | Up to | 1,000 | FSC IX | 250,000 | to | 500,000 |
| FSC II | 1,000 | to | 2,000 | FSC X | 500,000 | to | 750,000 |
| FSC III | 2,000 | to | 5,000 | FSC XI | 750,000 | to | 1,000,000 |
| FSC IV | 5,000 | to | 10,000 | FSC XII | 1,000,000 | to | 1,250,000 |
| FSC V | 10,000 | to | 25,000 | FSC XIII | 1,250,000 | to | 1,500,000 |
| FSC VI | 25,000 | to | 50,000 | FSC XIV | 1,500,000 | to | 2,000,000 |
| FSC VII | 50,000 | to | 100,000 | FSC XV | 2,000,000 | or more | |
| FSC VIII | 100,000 | to | 250,000 | | | | |

Copies of the Best's Insurance Reports on the insurance companies are available upon your request.

| Carrier | Coverage Quoted | A.M. Best Rating | Admitted |
|--|-----------------|------------------|----------|
| Zurich American Insurance Company | Package | A:XV | Admitted |
| American Guarantee & Liability Insurance Company | Umbrella | A:XV | Admitted |

A Non-Admitted Carrier indicates the carrier is doing business in the state as a surplus lines or non-admitted carrier. As such, this carrier is not subject to the same regulations which apply to an admitted carrier.



McGOWAN GOVERNMENTAL UNDERWRITERS

SUMMARY OF COVERAGES, LIMITS & DEDUCTIBLE SECTION:

| COVERAGE: | PROPERTY LIMITS: | DEDUCTIBLE: |
|---|--|-------------|
| Blanket Building & Contents Limit | \$26,571,722 | \$2,500 |
| Pumps & Lift Stations | Included in Building | \$2,500 |
| Flood | \$5,000,000 | \$50,000 |
| Earthquake | \$5,000,000 | \$50,000 |
| Additional Coverages | | |
| Collapse | Included | \$2,500 |
| Debris Removal | 25% of loss | \$2,500 |
| Additional Debris Removal Expense | \$300,000 | |
| Fire Department Services Charge | \$50,000 | None |
| Pollutant Clean up and Removal | \$250,000 | \$2,500 |
| Accounts Receivable | \$250,000 | \$500 |
| Animals | \$15,000 each/ \$100,000 agg | \$500 |
| Ordinance or Law Coverage A-Demolition Coverage B-Undamaged Building Coverage C – Increased Cost Construction | \$1,000,000 Included in Property \$1,000,000 | \$2,500 |
| Business Income & Extra Expense | \$500,000 | \$2,500 |
| Food Contamination | \$100,000 | \$2,500 |
| Utility Service Time Element | \$100,000 | \$2,500 |
| Sales Tax Revenue Loss | \$100,000 | \$2,500 |
| Fine Arts | \$10,000 Per Item/\$100,000 Per Loss | \$500 |
| Foundations, Underground Pipes, Flues or Drains within 1,000 ft | Included | \$2,500 |
| Grounds Maintenance Equipment | \$5,000 per item/\$100,000 | \$500 |
| Newly Acquired or Constructed Property Building | \$2,000,000 | \$2,500 |
| Business Personal Property | \$1,000,000 | |
| Non-owned Detached Trailers | \$20,000 | \$2,500 |
| Outdoor Property | \$250,000 | \$2,500 |
| Paved Surfaces | \$100,000 | \$2,500 |
| Property Effects & Property of Others | \$25,000 | \$2,500 |
| Portable Audio Visual & Communication Equipment | \$100,000 | \$500 |
| Portable Emergency Response Equipment | \$100,000 | \$500 |
| Portable Equipment Used in Law Enforcement Operations | \$100,000 | \$500 |
| Property Off Premises | \$100,000 | \$2,500 |
| Sewer Backup | \$100,000 | \$2,500 |
| Theft of Building Material & Supplies | \$100,000 | \$2,500 |
| Traffic Lights, Signs, Parking Meters, Fire Hydrants, Guard Rails, Bus Shelters | \$100,000 | \$500 |
| Valuable Papers | \$250,000 | \$500 |



MCGOWAN GOVERNMENTAL UNDERWRITERS

EQUIPMENT BREAKDOWN

| COVERAGE: | LIMITS: | DEDUCTIBLE: |
|------------------------------|-------------------------------|--------------------|
| Property | \$26,571,722 | \$2,500 |
| Expediting Expense | Included in Property EE Limit | \$2,500 |
| Pollutant Clean Up & Removal | \$250,000 | \$2,500 |
| Spoilage | \$100,000 | \$2,500 |

PROPERTY COVERAGE ENDORSEMENTS:

- **Replacement Cost**
- **90% Coinsurance**
- **360 –Additional Coverage Modifications**
- **Liberalization Clause** broadens the coverage provided under property section or the policy without additional premium within 45 days prior to or during the policy period.
- **Loss Payable Clause**
- **Newly Acquired** – automatic up to **120 days** for date of acquisition, real or personal property and business interruption. Flood and earthquake are excluded.
- **Personal Property** of officers and employees of the insured, other than motor vehicles.
- **Policy Territory** includes the United States of America (its territories and possessions), Puerto Rico and Canada.
- **Premise boundary increased to 1000 feet**
- **30 Days Notice of Cancellation** – non-renewal or material change.
- **10 Days Notice of Cancellation** – non-payment

FLOOD COVERAGE IS LIMITED TO ZONES B,C,& X ONLY



MCGOWAN GOVERNMENTAL UNDERWRITERS

INLAND MARINE

| COVERAGE: | LIMITS: | DEDUCTIBLE: |
|---|-------------------------------|--------------------|
| Contractors' Equipment | | |
| Scheduled | \$558,000 | \$1,000 |
| Unscheduled | \$25,000/\$2,500 Max Per Item | \$1,000 |
| Equipment Leased | \$50,000 | \$1,000 |
| Rented from Others | \$50,000 | \$1,000 |
| Miscellaneous Property | | |
| Scheduled -Emergency – Police Equipment | \$15,000 per each | \$1,000 |
| Blanket scheduled Property | \$200,000 | \$1,000 |
| Blanket scheduled Property (Police Equipment) | \$102,194 | \$1,000 |

- 30 Days Notice of Cancellation Non-Renewal or Material Change
- New acquisitions – 60 day automatic coverage
- Rental Expense Reimbursement
- Valuation – The least of either
 - RC
 - Cost to restoring to condition before loss or
 - Cost to replace with substantially identical property

CRIME

| COVERAGE: | LIMITS: | DEDUCTIBLE: |
|-------------------------------|----------------|--------------------|
| Employee Theft-Per Loss | \$100,000 | \$1,000 |
| Faithful Performance of Duty | Included | \$1,000 |
| Forgery/Alteration | \$100,000 | \$1,000 |
| Theft of Money & Securities – | | |
| Inside | \$25,000 | \$1,000 |
| Outside | \$25,000 | \$1,000 |
| Robbery & Safe Burglary | | |
| Inside | \$25,000 | \$1,000 |
| Outside | \$25,000 | \$1,000 |
| Computer Fraud | \$100,000 | \$1,000 |
| Money Orders/Counterfeit | \$100,000 | \$1,000 |

CRIME COVERAGE ENDORSEMENTS:

- 30 Days Notice of Cancellation Non-Renewal or Material Change



McGOWAN GOVERNMENTAL UNDERWRITERS

GENERAL LIABILITY

| COVERAGE: | LIMITS: | DEDUCTIBLE: |
|---|-------------------------|--------------------|
| General Liability- Annual Aggregate | \$3,000,000 | \$0 |
| Products-Completed Operations Aggregate | \$3,000,000 | |
| Personal & Advertising Injury Limit | \$1,000,000 | \$0 |
| Each Occurrence Limit | \$1,000,000 | \$0 |
| Damage to Premises Rented to You | \$100,000 | \$0 |
| Employee Benefits Limit | \$1,000,000/\$3,000,000 | \$1,000 |
| Employers Liability (Ohio Stop Gap) | \$1,000,000 | \$0 |
| Sexual Abuse/Molestation Limit | \$1,000,000 | \$0 |
| Sexual Abuse/Molestation Aggregate | \$1,000,000 | \$0 |

LIABILITY COVERAGE ENDORSEMENTS

Defense in Addition to Limit
 Broad Governmental – Specific Definition of Insured
 Broadened Pollution for Municipal Exposures-
 Application of pesticides/herbicides
 Chemicals to treat pool
 Road salt or chemicals used for snow/ice removal on roads
 Mobile Equipment
 Employees/Volunteers as Insureds
 Expanded Definition of Bodily Injury to include mental anguish, mental injury, shock, fright
 Watercraft Liability – up to 51 ft
 EMT, Paramedic & Nurses Liability
 Good Samaritan Liability
 Host Liquor Liability
 Broadened Contractual Liability
 Limited Contractual Liability for Personal Injury
 Broadened Property Damage Liability

POLICE PROFESSIONAL LIABILITY

| | | |
|-------------------------------|-------------|---------|
| Police Professional Liability | \$1,000,000 | \$5,000 |
| Police Professional Aggregate | \$3,000,000 | |

POLICE PROFESSIONAL ENHANCEMENTS

Broad coverage for law enforcement wrongful acts including off duty moonlighting
 Broad definition of insured
 Broad definition of Wrongful Act/Occurrence including Personal Injury
 Civil Rights coverage
 Expanded Definition of Bodily Injury to include mental anguish, mental injury, shock, fright
 Included punitive or exemplary damages where allowable
 Defense in Addition to Limit



MCGOWAN GOVERNMENTAL UNDERWRITERS

PUBLIC OFFICIAL LIABILITY

| | | |
|---|-------------|---------|
| Public Official Liability Each Wrongful Act | \$1,000,000 | \$5,000 |
| Public Official Liability Annual Aggregate | \$3,000,000 | |
| Non - Monetary defense limit (Does not reduce policy limits) | \$25,000 | \$5,000 |
| Retro Active Date: | 05/13/1996 | |

PUBLIC OFFICIAL COVERAGE ENDORSEMENTS

Defense in Addition to Limit
Included punitive or exemplary damages where allowable
Civil Rights
Crisis Event coverage for Public Officials

EMPLOYMENT PRACTICE LIABILITY

| | | |
|--|-------------|---------|
| Employment Practice & Third Party Discrimination Liability Each Wrongful Act | \$1,000,000 | \$5,000 |
| Employment Practice & Third Party Discrimination Liability Annual Aggregate | \$3,000,000 | |
| Retro Active Date: | 05/13/1996 | |

EMPLOYMENT PRACTICE ENHANCEMENTS

Defense in Addition to Limit
Third Party Discrimination included
Business Invitee (Third Party) covering emotional distress, sexual harassment, discrimination and other allegations
Broad definition of claim including regulatory proceedings, arbitration hearings, EEOC hearings, back and front wages, non-monetary



MCGOWAN GOVERNMENTAL UNDERWRITERS

AUTOMOBILE

| COVERAGE: | LIMITS: | DEDUCTIBLE: |
|----------------------------------|----------------|--------------------|
| Automobile Liability | \$1,000,000 | None |
| Uninsured Motorists Liability | No Coverage | N/A |
| Underinsured Motorists Liability | | |
| Medical Payments | \$5,000 | None |
| Comprehensive | | Per schedule |
| Collision | | Per schedule |
| Non-Owned Liability | \$1,000,000 | None |
| Hired Car Liability | \$1,000,000 | None |
| Hired Car Physical Damage | \$50,000 | \$500/\$500 |

AUTOMOBILE COVERAGE ENDORSEMENTS:

Employees/Volunteers as Insured

Fleet Coverage-up to 10 vehicles added during the year except Emergency vehicles and vehicles valued greater than \$100,000. Reporting required of added vehicles. Vehicle changes must be reported within 30 days of purchase.

Fellow Employee Coverage

Broadened definition of bodily injury

Rental Reimbursement - \$3000

Lease Gap

Loss caused by freezing of permanently attached special equipment (not engine)

EXCESS

| | | |
|-------------------------------------|-------------|------|
| Excess Liability Each Occurrence | \$5,000,000 | None |
| Excess Liability Silo Aggregates | \$5,000,000 | |
| Follow form over: | | |
| General Liability | | |
| Public Official Liability | | |
| Employment Practice Liability | | |
| Automobile Liability | | |
| Employers Liability (Ohio Stop Gap) | | |
| Law Enforcement Liability | | |

EXCESS COVERAGE ENDORSEMENTS:

Silo Aggregate



MCGOWAN GOVERNMENTAL UNDERWRITERS

COVERAGE EXCLUSIONS:

PROPERTY COVERAGE:

- Broad Form Nuclear Contamination
- Acts of Terrorism unless other wised purchased.
- Delay or loss or market, or any other consequential or remote loss of any kind.
- Dishonest criminal acts by you, your partners, employees, directors or anyone to whom you entrust the property for any purpose.
- Earth Movement unless purchased
- Errors in Machine Programming or Instructions to Machines.
- Land
- Loss or damage as a result of insects, vermin, birds, or other animals.
- Loss of Earnings to Finished Stock, including time required to reproduce.
- Water/Flood Damage unless purchased

EQUIPMENT BREAKDOWN

- Corrosion, Erosion, Wear & Tear Exclusion
- EDP Media Exclusion – defect, virus, loss of data or other situation
- Fines

GENERAL LIABILITY COVERAGE:

- Asbestos Exclusion
- Aircraft, auto
- Bodily injury to any insured
- Bodily injury to any person injured while taking part in athletics
- Nuclear Energy Liability Exclusion
- Pollution Exclusion – except for hostile fire
- Professional Services Exclusion
- Workers Compensation
- War
- Watercraft over 51'

PUBLIC OFFICIAL LIABILITY COVERAGE:

- Sexual abuse and misconduct
- Pollution
- War
- Bodily injury to employee
- Issuance of bonds/ tax assessment or valuations of properties/tax collection
- Dishonest, fraudulent, criminal, malicious or intentional act excluded for loss, but not for defense costs. If guilty, required to reimburse. Exclusion does not apply to an insured who did not commit, participate in, or have knowledge of any of the described acts.
- Civil or criminal fines or penalties
- Prior or pending litigation
- Employment liability claims
- Collective bargaining agreement; lockout, strike, labor disputes or labor negotiations, union grievances
- Claim for equitable or injunctive relief initiated by a governmental entity



MCGOWAN GOVERNMENTAL UNDERWRITERS

EMPLOYMENT PRACTICE LIABILITY

- Collective bargaining agreement
- Lockout, strike, labor disputes or labor negotiations, union grievances
- FLSA/MLRA/WARN/COBRA/ERISA/PBA/OSHA
- Dishonest, fraudulent, criminal, malicious or intentional act excluded for loss, but not for defense costs. If guilty, required to reimburse. Exclusion does not apply to an insured who did not commit, participate in, or have knowledge of any of the described acts Claim for equitable or injunctive relief initiated by a governmental entity

LAW ENFORCEMENT LIABILITY COVERAGE

- Property in care, custody, control except for property on persons in custody, arrest, incarcerated.
- Breach of Contract, except mutual law enforcement agreements
- War
- Bodily injury to employee
- Employment liability claims
- Dishonest, fraudulent, criminal, malicious or intentional act excluded for loss, but not for defense costs. If guilty, required to reimburse. Exclusion does not apply to an insured who did not commit, participate in, or have knowledge of any of the described acts Collective bargaining agreement; lockout, strike, labor disputes or labor negotiations, union grievances

AUTOMOBILE COVERAGE

- War /Nuclear Energy
- Pollution

CRIME COVERAGE

- Criminal Acts- only excludes individual insured who committed act
- Bonded Employee-unless amended
- Governmental Action
- Legal Expense
- War/Nuclear Actions

INLAND MARINE COVERAGE EXCLUSIONS:

- Vehicles used for road use
- Real property & buildings
- Aircraft
- Wear & tear, inherent vice, freezing
- Mysterious disappearance or shortage disclosed by taking inventory
- Flood, surface water



MCGOWAN GOVERNMENTAL UNDERWRITERS

BINDING REQUIREMENTS

BINDERS AND INVOICES WILL NOT BE PROVIDED WITHOUT PROPER SIGNED DOCUMENTS.

NEED AT TIME OF BIND REQUEST

Signed Application

Signed TRIA form

Signed Schedules includes Statement of Values, Auto, Inland Marine Schedules

Signed UM/UIM Forms



MCGOWAN GOVERNMENTAL UNDERWRITERS

MGU PROGRAM SERVICES:

McGowan Governmental Underwriters strives to provide excellent service to our clients. The services provided under this proposal include:

Marketing representative's continuous availability
Return of phone calls/questions same day
Review of all coverage's, limits, deductibles on proposals and policies when issued
Client Meeting to review exposures, coverage's, and limits on account at 6 months into policy term

Service:

Placement of insurance program with insurance carriers
Binder Issuance
Review of policy received from carrier for accuracy
Policy Delivery to insured
Claim Kit information which will include Automobile identification cards
Certificate issuance –same day
Policy changes - endorsement processing
Review of all material from insurance carriers to ensure accuracy
Reporting and processing of claims and claim questions
Claim Reporting/Management Service

Risk Management:

Loss Analysis of loss prevention programs currently in place
Client meeting for claim review at 6 months for loss leaders, claim issues
Contract review for insurance requirements
Assistance with policy and procedures – review or setup of new
Diversity or Sexual Harassment Seminars

Proposal Disclaimer

The proposal is an outline of the coverages proposed by the insurers, based on the information provided by your entity. It does not include all the terms, coverages, exclusions, limitations, or conditions of the actual contract language. The policies themselves must be read for those details. Policy forms for your reference will be made available upon request.

MGU shall receive its usual and customary brokerage commission for services provided. In addition to or in lieu of MGU can charge a Service Fee. These commissions and fees are usually offset with commissions to the Client's insurance agent. These commissions/fees are included in the premium invoice provided to the Client.

Actuarial Disclaimer

The information contained in this proposal is based on the historical loss experience and exposures provided. This proposal is not an actuarial study.



MCGOWAN GOVERNMENTAL UNDERWRITERS

City of Millford

Proposed
Effective Dates:
May 13,2023 to May 13,2024

Prepared By:

Mae Fulkerson
Sr. Vice President

Public Entity Risk Management Specialists

Old Forge Centre
20595 Lorain Road
Fairview Park, OH 44126

Phone: 440.333.6300
Fax: 440.333.3214



MCGOWAN GOVERNMENTAL UNDERWRITERS

PREMIUM SUMMARY

| OPTION 1 | |
|--------------------|-----------------|
| Coverages | Premium |
| Cyber Liability | \$9,257 |
| Policy/Agency Fees | \$125 |
| Total | \$9,382 |
| OPTION 2 | |
| Total | \$12,089 |
| OPTION 3 | |
| Total | \$13,341 |

* 100% Minimum earned premium

** Premium due upon receipt of invoice



MCGOWAN GOVERNMENTAL UNDERWRITERS

A.M Best Rating Guide

Rating Levels and Categories

| Level | Category | Level | Category | Level | Category |
|--------------|-----------|--------------|----------|--------|------------------------------|
| A++, A+..... | Superior | B, B-..... | Fair | D..... | Poor |
| A, A-..... | Excellent | C++, C+..... | Marginal | E..... | Under Regulatory Supervision |
| B++, B+..... | Very Good | C, C-..... | Weak | F..... | In Liquidation |
| | | | | S..... | Rating Suspended |

Financial Size Categories

(In \$000 of Reported Policyholders' Surplus Plus Conditional Reserve Funds)

| | | | | | | | |
|----------|---------|-------|---------|----------|-----------|---------|-----------|
| FSC I | | Up to | 1,000 | FSC IX | 250,000 | to | 500,000 |
| FSC II | 1,000 | to | 2,000 | FSC X | 500,000 | to | 750,000 |
| FSC III | 2,000 | to | 5,000 | FSC XI | 750,000 | to | 1,000,000 |
| FSC IV | 5,000 | to | 10,000 | FSC XII | 1,000,000 | to | 1,250,000 |
| FSC V | 10,000 | to | 25,000 | FSC XIII | 1,250,000 | to | 1,500,000 |
| FSC VI | 25,000 | to | 50,000 | FSC XIV | 1,500,000 | to | 2,000,000 |
| FSC VII | 50,000 | to | 100,000 | FSC XV | 2,000,000 | or more | |
| FSC VIII | 100,000 | to | 250,000 | | | | |

Copies of the Best's Insurance Reports on the insurance companies are available upon your request.

| Carrier | Coverage Quoted | A.M. Best Rating | Admitted |
|-----------------------|-----------------|------------------|----------|
| Spinnaker Ins Company | Cyber | A:X | Admitted |

A Non-Admitted Carrier indicates the carrier is doing business in the state as a surplus lines or non-admitted carrier. As such, this carrier is not subject to the same regulations which apply to an admitted carrier.



McGOWAN GOVERNMENTAL UNDERWRITERS

| INSURING AGREEMENTS | OPTION 1 | OPTION 2 | OPTION 3 |
|---|-----------------|-----------------|-----------------|
| 1. Security Breach Expense | | | |
| 1a. Forensics Expenses | USD \$1,000,000 | USD \$2,000,000 | USD \$3,000,000 |
| 1b. Notification Expenses | USD \$1,000,000 | USD \$2,000,000 | USD \$3,000,000 |
| 1c. Overtime Salaries | USD \$1,000,000 | USD \$2,000,000 | USD \$3,000,000 |
| 1d. Call Center Expenses | USD \$1,000,000 | USD \$2,000,000 | USD \$3,000,000 |
| 1e. Post-event Monitoring Expenses | USD \$1,000,000 | USD \$2,000,000 | USD \$3,000,000 |
| 2. Ransom Payment and Extortion Threats | USD \$500,000 | USD \$500,000 | USD \$500,000 |
| 3. Restoration of Electronic Data | USD \$1,000,000 | USD \$2,000,000 | USD \$3,000,000 |
| 4. Business Income & Extra Expense | USD \$1,000,000 | USD \$1,000,000 | USD \$1,000,000 |
| 4a. Contingent Business Interruption | USD \$1,000,000 | USD \$1,000,000 | USD \$1,000,000 |
| 5. Public Relations Expense | USD \$50,000 | USD \$100,000 | USD \$150,000 |
| 6. Security Breach Liability inc PCI Fines and Penalties | USD \$1,000,000 | USD \$2,000,000 | USD \$3,000,000 |
| COVERAGE ENHANCEMENTS | | | |
| Computer Fraud | USD \$1,000,000 | USD \$2,000,000 | USD \$3,000,000 |
| Funds Transfer Fraud | USD \$1,000,000 | USD \$2,000,000 | USD \$3,000,000 |
| Hardware Replacement | USD \$50,000 | USD \$50,000 | USD \$50,000 |
| Post Breach Remediation | USD \$50,000 | USD \$50,000 | USD \$50,000 |
| Social Engineering | USD \$250,000 | USD \$250,000 | USD \$250,000 |
| Telecommunications Fraud | USD \$50,000 | USD \$50,000 | USD \$50,000 |
| Website Media Content Liability | USD \$1,000,000 | USD \$1,000,000 | USD \$1,000,000 |
| Social Engineering Deductible | USD \$10,000 | USD \$10,000 | USD \$10,000 |

Proposal Disclaimer

The proposal is an outline of the coverages proposed by the insurers, based on the information provided by your entity. It does not include all the terms, coverages, exclusions, limitations, or conditions of the actual contract language. The policies themselves must be read for those details. Policy forms for your reference will be made available upon request.

Actuarial Disclaimer

The information contained in this proposal is based on the historical loss experience and exposures provided. This proposal is not an actuarial study.



CITY OF MILFORD

745 Center Street, Suite 200, Milford, OH 45150

Phone: 513-831-4192

Fax: 513-248-5096

www.milfordohio.org



To: Chair Kristopher Parrish / Members Lisa Evans & Kim Chamberland
Administrative Services Committee

From: Pat Wirthlin, Finance Director

Date: April 24, 2023

Subject: \$5K SSI for Remote Water Reader Configuration

The Future of Meter Reads – Remote!

Water's exciting "Neptune 360" project is underway. The project involves remote meter readers which are much quicker and more accurate than manual reads. The Water team will have 24/7 monitoring and access to data, and will avoid much of the risk of injuries when reading meters deep in the ground. Homeowners will have more privacy and comfort in knowing their meter reads are up-to-the-minute accurate reads.

~\$5K for Accounting Software Upgrade

You may recall that at Budget Session, Council approved the Remote Meter Reading Project upgrade with current meter vendor Neptune Equipment Company in the amount of \$75,000. The project will incur an additional \$5,000 in expense to configure the City's utility software via Software Solutions, Inc.

Staff Suggestion for Committee Recommendation

Recommendation authorizing the Law Director to prepare an Ordinance authorizing the City Manager to enter into and to execute an agreement with Software Solutions, Inc. to upgrade the City's accounting software platform to Neptune V.4 for VIP Utility Billing in the amount of \$5,000 for remote meter read system configuration



VIP Utility Billing - Neptune V.4

Quote

Prepared For:**Milford, City of**Pat Wirthlin
745 Center Street #220
Milford, OH 45150**P:** (513) 831-4192**E:** pwirthlin@milfordohio.org**Prepared by:****Software Solutions**Karen Steele
8534 Yankee Street, Suite 2B
Dayton, OH 45458**P:** 800.686.9578**E:** ksteele@mysoftwaresolutions.com**Date Issued:****04.10.2023****Expires:****05.08.2023**

| Software & Implementation | Price | Qty | Ext. Price |
|--|------------|-----|-------------------|
| Neptune V.4 for VIP Utility Billing Please reference attached Statement of Work. | \$5,000.00 | 1 | \$5,000.00 |
| Subtotal: | | | \$5,000.00 |

| Quote Summary | Amount |
|---------------------------|-------------------|
| Software & Implementation | \$5,000.00 |
| Total: | \$5,000.00 |

Notes

Terms of Payment: 100% due with invoice upon installation

The purchase of this module will add \$1,000 to the existing software support fee for the AMR Interface module, replacing the existing fee.

The quoted integration will be for the Neptune V.4 to VIP Utility Billing.

This quote does not include programming services for meter change-outs or data conversion, special scripting or data manipulation..

To proceed with this order, please return the signed quote to Karen Steele.

Email: ksteele@mysoftwaresolutions.com or Fax: 513-932-4058

Acceptance

Printed Name: _____

Signature: _____

Title: _____

Purchase Date: _____

Purchase Order Number: _____



Statement of Work: VIP Software Meter Program Change
City of Milford
Quote #2205

AMR/AMI Configuration

Software Solutions will setup an Automated Meter Readings Configuration based on the Neptune 360 Import and Export File Layout Version 4. This will be a switch from the existing Neptune program to Neptune 360 v4.

Important Note(s)

- It is imperative the data imported into the VIP System is accurate and correct. We recommend reviewing the file in detail before importing. Also, running a test import prior to going live.

Additional Optional Costs

- System backups or restoring data will be billed at a \$300 per hour rate.
- Up to one hour of training can be provided. Additional training is billable at \$300 per hour.
- No additional changes or reports are included.

Delivery

Once a signed Statement of Work is received, a definitive timeline can be established.

Statement of Work Approval

Changes to the scope of this project as outlined in the SOW may result in additional cost. Software Solutions reserves the right to quote these additional costs. If you have any questions regarding the scope of the project or wish to review this SOW with Software Solutions, please contact Karen Steele at 800-686-9578 or KSteele@MySoftwareSolutions.com.

I have reviewed the information contained in this Statement of Work and acknowledge my understanding of the scope of the project. This signed SOW is to be returned with order placement.

Signature

Date

Printed Name

Title



CITY OF MILFORD

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www.milfordohio.org



To: Chair Kristopher Parrish / Members Lisa Evans & Kim Chamberland
Administrative Services Committee

From: Pat Wirthlin, Finance Director

Date: April 23, 2023

Subject: Property Tax Incentive Rebates

Incentives: Spur & Retain

The City provides certain incentives to spur economic development and attract and retain good jobs. The City's Property Tax Rebate Incentive is one such initiative to encourage successful businesses to locate within the City.

~\$84K Due (x 2)

The 1st half 2022 property tax rebates (payable 1st half 2023) amount to ~\$84K. Please note that in August, expect the City to distribute the 2nd half obligation in the same amount (~\$84K)

| Property Tax Incentive Rebates | |
|--------------------------------|---------------|
| 2023 | |
| <u>Year</u> | <u>Amount</u> |
| LMBC | \$ 10,467.17 |
| Event Center | \$ 9,249.27 |
| Tru by Hilton | \$ 39,661.66 |
| Staybridge | \$ 24,850.54 |
| 2023 Renewal | \$ 84,228.64 |



Staff Suggestion for Committee Recommendation

RECOMMENDATION AUTHORIZING THE LAW DIRECTOR TO PREPARE AN ORDINANCE AUTHORIZING THE REBATE OF PROPERTY TAX TO BEAUTY RIDGE LLC (DBA LITTLE MIAMI BREWING COMPANY) IN THE AMOUNT OF \$10,467.17 FOR 1ST HALF 2022 TAXES

RECOMMENDATION AUTHORIZING THE LAW DIRECTOR TO PREPARE AN ORDINANCE AUTHORIZING THE REBATE OF PROPERTY TAX TO TERRA FIRMA DEVELOPMENT LLC (DBA LITTLE MIAMI EVENT CENTER) IN THE AMOUNT OF \$9,249.27 FOR 1ST HALF 2022 TAXES

RECOMMENDATION AUTHORIZING THE LAW DIRECTOR TO PREPARE AN ORDINANCE AUTHORIZING THE REBATE OF PROPERTY TAX TO P3K2P LLC (DBA TRU BY HILTON) IN THE AMOUNT OF \$39,661.66 FOR 1ST HALF 2022 TAXES

RECOMMENDATION AUTHORIZING THE LAW DIRECTOR TO PREPARE AN ORDINANCE AUTHORIZING THE REBATE OF PROPERTY TAX TO SAS HOSPITALITY LLC (DBA STAYBRIDGE SUITES) IN THE AMOUNT OF \$24,850.54 FOR 1ST HALF 2022 TAXES

Property Tax Incentive Rebate

All Years

LMBC

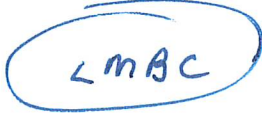
| Incentive Year | Assessment Year | Half | Paid Date | Amount |
|-------------------|--------------------|----------|--------------|---------------------|
| 1 | 2018 | 1st Half | Feb 2019 | \$ 2,514.72 |
| | 2018 | 2nd Half | July 2019 | \$ 2,514.72 |
| 2 | 2019 | 1st Half | Jan 2020 | \$ 2,520.06 |
| | 2019 | 2nd Half | June 2020 | \$ 2,520.06 |
| 3 | 2020 | 1st Half | Feb 2021 | \$ 7,285.93 |
| | 2020 | 2nd Half | Aug 2021 | \$ 7,285.93 |
| 4 | 2021 | 1st Half | March 2022 | \$ 9,009.31 |
| | 2021 | 2nd Half | Aug 2022 | \$ 9,009.31 |
| 5 | 2022 | 1st Half | April 2022 | \$10,467.17 |
| | 2022 | 2nd Half | | |
| Total to Date | | | | <u>\$ 33,650.73</u> |

Note: Payable to Beauty Ridge LLC

LMBC Event Center

| Incentive Year | Assessment Year | Half | Paid Date | Amount |
|-------------------|--------------------|----------|--------------|---------------------|
| 1 | 2020 | 2nd Half | Aug 2021 | \$ 1,342.00 |
| | 2021 | 1st Half | Feb 2022 | \$ 1,486.91 |
| 2 | 2021 | 2nd Half | July 2022 | \$1,486.91 |
| | 2022 | 1st Half | 4/1/2023 | \$9,249.27 |
| Total to Date | | | | <u>\$ 13,565.09</u> |

Note: Payable to Terra Firma Development LLC

| | | | |
|---|--|---|--|
| JEANNIE M. ZURMEHLY CLERMONT TREASURER 101 E. MAIN STREET BATAVIA, OHIO 45103-2959 513-732-7254 | | <i>1st HALF IS SAME AMOUNT</i> | REAL PROPERTY 2nd HALF 2022 DUE 07/07/2023 |
| PARCEL LOCATION: 208 MILL ST | | PARCEL ID: 21-07-08.-001P | |
| BEAUTY RIDGE LLC 750 US ROUTE 50 MILFORD OH 45150  | | TAX DISTRICT: MILFORD CITY / MILFORD EVSD | |
| | | OWNER NAME: BEAUTY RIDGE LLC | |
| | | STUB # 21935340 | |
| | | LEGAL INFORMATION: MILFORD CITY LAND | |
| Gross Tax Rate 118.87 Reduction Factor .219225187 Effective Tax Rate 92.810702 | | Non Business Credit Factor .085289 Owner Occupancy Credit Factor .021322 Acres 1.7992 Class C LUC 430 | |
| TAX VALUES | | APPAISED VALUE | |
| Gross Real Estate Tax 57,211.00 Reduction Factor -12,542.12 Subtotal 44,668.88 Non Business Credit 0.00 Owner Occupancy Credit 0.00 Homestead Reduction 0.00 CAUV Recoupment 0.00 CAUV Rollback 0.00 Current Net Real Estate Taxes 44,668.88 Current Special Assessments 0.00 Adjustments 0.00 Current Full Year Taxes 44,668.88 | | Land 180,200 Improvement 1,194,900 Total 1,375,100 | |
| CURRENT TAX DISTRIBUTION | | TAXABLE VALUE | |
| Clermont County 4,425.63 Milford Evsd 28,250.56 Milford City 10,467.17 Great Oaks Jvs 1,125.61 Public Library 399.91 Special Assessment 0.00 Total 44,668.88 | | Land 63,070 Improvement 418,220 Total 481,290 | |
| Delq Special Assessments 0.00 Special Assessment Penalty 0.00 Special Assessment Interest 0.00 Delq Real Estate 0.00 Real Estate Penalty 0.00 Real Estate Interest 0.00 Delq Adjustments 0.00 Omitted Taxes 0.00 | | HOMESTEAD CAUV Value TIF Value 0 0 | |
| FULL YEAR TOTAL 44,668.88 PAYMENTS 22,334.44 OTHER CREDITS BALANCE DUE 22,334.44 TaxBill prepared on 04/10/23 | | SPECIAL ASSESSMENT Proj# and Description Delinquent Current Total 0.00 0.00 | |
| Return Bottom Portion with Payment | | TO AVOID 10% PENALTY PAY ON OR BEFORE 07/07/23 If you need a stamped receipt, return entire bill with a self - addressed stamped envelope. No receipt will be returned unless requested. Your cancelled check is a valid receipt | |
| JEANNIE M. ZURMEHLY CLERMONT TREASURER 101 E. MAIN STREET BATAVIA, OHIO 45103-2959 513-732-7254 | | REAL PROPERTY 2nd HALF 2022 DUE 07/07/2023 | |
| PARCEL LOCATION: 208 MILL ST | | PARCEL ID: 21-07-08.-001P | |
| OWNER NAME: BEAUTY RIDGE LLC | | MAKE CHECK PAYABLE TO: JEANNIE M. ZURMEHLY, CLERMONT COUNTY TREASURER | |
| TaxBill prepared on 04/10/23 Page/Line: | | STUB # 21935340 | |
| BEAUTY RIDGE LLC 750 US ROUTE 50 MILFORD OH 45150 | | PAY THIS AMOUNT | |
| | | BALANCE DUE: \$22,334.44 | |
| | | | |

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LMBC

[Auditor Home](#)**Profile**PARID: 210708,001P
BEAUTY RIDGE LLC

208 MILL ST

Sales/Transfers

Payment History

3 of 16

[Return to Search Results](#)**Residential**

| Roll | Tax Year | Effective Date | Business Date | Amount |
|-------|----------|----------------|---------------|-------------|
| RP_OH | 2002 | 30-JAN-03 | 30-JAN-03 | \$1,025.89 |
| RP_OH | 2002 | 30-JUN-03 | 30-JUN-03 | \$1,025.89 |
| RP_OH | 2003 | 10-FEB-04 | 10-FEB-04 | \$1,150.06 |
| RP_OH | 2003 | 25-JUN-04 | 25-JUN-04 | \$1,150.06 |
| RP_OH | 2004 | 26-JAN-05 | 26-JAN-05 | \$2,304.58 |
| RP_OH | 2005 | 23-JAN-06 | 23-JAN-06 | \$1,353.04 |
| RP_OH | 2005 | 13-JUN-06 | 13-JUN-06 | \$1,353.04 |
| RP_OH | 2006 | 30-JAN-07 | 30-JAN-07 | \$2,796.40 |
| RP_OH | 2007 | 08-FEB-08 | 08-FEB-08 | \$1,395.36 |
| RP_OH | 2007 | 27-JUN-08 | 27-JUN-08 | \$1,395.36 |
| RP_OH | 2008 | 11-FEB-09 | 11-FEB-09 | \$1,772.98 |
| RP_OH | 2008 | 08-JUL-09 | 08-JUL-09 | \$1,772.98 |
| RP_OH | 2009 | 03-FEB-10 | 03-FEB-10 | \$1,813.16 |
| RP_OH | 2009 | 06-JUL-10 | 06-JUL-10 | \$1,813.16 |
| RP_OH | 2010 | 14-FEB-11 | 14-FEB-11 | \$1,539.38 |
| RP_OH | 2010 | 08-JUL-11 | 08-JUL-11 | \$1,539.38 |
| RP_OH | 2011 | 13-FEB-12 | 13-FEB-12 | \$1,423.65 |
| RP_OH | 2011 | 05-JUL-12 | 05-JUL-12 | \$1,423.65 |
| RP_OH | 2012 | 15-FEB-13 | 15-FEB-13 | \$1,428.13 |
| RP_OH | 2012 | 09-JUL-13 | 09-JUL-13 | \$1,428.13 |
| RP_OH | 2013 | 12-FEB-14 | 12-FEB-14 | \$1,517.04 |
| RP_OH | 2013 | 18-JUN-14 | 18-JUN-14 | \$1,517.04 |
| RP_OH | 2014 | 12-FEB-15 | 12-FEB-15 | \$1,559.94 |
| RP_OH | 2014 | 30-JUN-15 | 30-JUN-15 | \$1,559.94 |
| RP_OH | 2015 | 11-FEB-16 | 11-FEB-16 | \$1,556.36 |
| RP_OH | 2015 | 11-JUL-16 | 11-JUL-16 | \$1,556.36 |
| RP_OH | 2016 | 14-FEB-17 | 14-FEB-17 | \$1,576.16 |
| RP_OH | 2016 | 10-JUL-17 | 10-JUL-17 | \$1,576.16 |
| RP_OH | 2017 | 05-FEB-18 | 05-FEB-18 | \$1,516.80 |
| RP_OH | 2017 | 25-JUN-18 | 25-JUN-18 | \$1,516.80 |
| RP_OH | 2018 | 04-FEB-19 | 04-FEB-19 | \$14,351.87 |
| RP_OH | 2018 | 01-JUL-19 | 01-JUL-19 | \$14,351.87 |
| RP_OH | 2019 | 05-FEB-20 | 05-FEB-20 | \$14,294.11 |
| RP_OH | 2019 | 12-JUN-20 | 12-JUN-20 | \$14,294.11 |
| RP_OH | 2020 | 10-FEB-21 | 10-FEB-21 | \$16,994.54 |
| RP_OH | 2020 | 19-JUL-21 | 19-JUL-21 | \$16,994.54 |
| RP_OH | 2021 | 04-FEB-22 | 04-FEB-22 | \$21,512.94 |
| RP_OH | 2021 | 23-JUN-22 | 23-JUN-22 | \$21,512.94 |
| RP_OH | 2022 | 08-FEB-23 | 08-FEB-23 | \$22,334.44 |

Pictometry**Surveys****Property Recap Report****Plat Viewer****Actions**

- [Neighborhood Sales](#)
- [Proximity Search](#)
- [Printable Summary](#)
- [Printable Version](#)
- [Custom Report Builder](#)

Click on the following links
to Contact Us regarding:**This Parcel's Data**[Address Change Request](#)[Inquiry not related to a
specific parcel](#)**Reports**

- [Mailing List](#)
- [Property Record Card](#)
- [Current Tax Bill](#)

Go

Links[Land Use Codes](#)[Tax Codes, Descriptions and
Calc Formula](#)[Project # Assessment
Descriptions](#)*** Please disable the pop-up
blocker on your web browser
before generating a report ***Full Bill
Paid

| | | | |
|---|--|--|--|
| JEANNIE M. ZURMEHLY CLERMONT TREASURER 101 E. MAIN STREET BATAVIA, OHIO 45103-2959 513-732-7254 | | <i>1st Half is Same Amount</i> | REAL PROPERTY 2nd HALF 2022 DUE 07/07/2023 |
| PARCEL LOCATION: 310 MILL ST | | PARCEL ID: 21-07-08.-117P | |
| TERRA FIRMA DEVELOPMENT LLC 750 US HIGHWAY 50 MILFORD OH 45150 | | TAX DISTRICT: MILFORD CITY / MILFORD EVSD | |
| | | OWNER NAME: TERRA FIRMA DEVELOPMENT LLC | |
| | | STUB # 21720460 | |
| | | LEGAL INFORMATION: MILFORD CITY LAND | |

| Gross Tax Rate 118.87 Reduction Factor .219225187 Effective Tax Rate 92.810702 | Non Business Credit Factor .085289 Owner Occupancy Credit Factor .021322 | Acres 2.9161 Class C LUC 465 | APPRAISED VALUE | | | | | | | | | | | |
|--|---|---|--|--|------------------------|-----------|--|-----------|----------------------|--|--------------------|-----------|--|--|
| | | | <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 33%;">Land</th> <th style="width: 33%;">Improvement</th> <th style="width: 34%;">Total</th> </tr> <tr> <td style="text-align: center;">269,200</td> <td style="text-align: center;">945,900</td> <td style="text-align: center;">1,215,100</td> </tr> </table> | Land | Improvement | Total | 269,200 | 945,900 | 1,215,100 | | | | | |
| Land | Improvement | Total | | | | | | | | | | | | |
| 269,200 | 945,900 | 1,215,100 | | | | | | | | | | | | |
| TAX VALUES | | | TAXABLE VALUE | | | | | | | | | | | |
| | | | <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 33%;">Land</th> <th style="width: 33%;">Improvement</th> <th style="width: 34%;">Total</th> </tr> <tr> <td style="text-align: center;">94,220</td> <td style="text-align: center;">331,070</td> <td style="text-align: center;">425,290</td> </tr> </table> | Land | Improvement | Total | 94,220 | 331,070 | 425,290 | | | | | |
| Land | Improvement | Total | | | | | | | | | | | | |
| 94,220 | 331,070 | 425,290 | | | | | | | | | | | | |
| | | | HOMESTEAD CAUV Value TIF Value | | | | | | | | | | | |
| | | | 0 0 0 | | | | | | | | | | | |
| CURRENT TAX DISTRIBUTION | | | SPECIAL ASSESSMENT | | | | | | | | | | | |
| | | | <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 70%;">Proj# and Description</th> <th style="width: 15%;">Delinquent</th> <th style="width: 15%;">Current</th> </tr> <tr> <td style="height: 100px;"> Clermont County 3,910.70 Milford Evsd 24,963.49 Milford City 9,249.27 Great Oaks Jvs 994.64 Public Library 353.38 Special Assessment 0.00 Total 39,471.48 </td> <td></td> <td></td> </tr> </table> | Proj# and Description | Delinquent | Current | Clermont County 3,910.70 Milford Evsd 24,963.49 Milford City 9,249.27 Great Oaks Jvs 994.64 Public Library 353.38 Special Assessment 0.00 Total 39,471.48 | | | | | | | |
| Proj# and Description | Delinquent | Current | | | | | | | | | | | | |
| Clermont County 3,910.70 Milford Evsd 24,963.49 Milford City 9,249.27 Great Oaks Jvs 994.64 Public Library 353.38 Special Assessment 0.00 Total 39,471.48 | | | | | | | | | | | | | | |
| | | | TO AVOID 10% PENALTY PAY ON OR BEFORE 07/07/23 If you need a stamped receipt, return entire bill with a self - addressed stamped envelope. No receipt will be returned unless requested. Your cancelled check is a valid receipt | | | | | | | | | | | |
| <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;"> Delq Special Assessments 0.00 Special Assessment Penalty 0.00 Special Assessment Interest 0.00 Delq Real Estate 0.00 Real Estate Penalty 0.00 Real Estate Interest 0.00 Delq Adjustments 0.00 Omitted Taxes 0.00 </td> <td style="width: 10%; text-align: center;"> 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 </td> </tr> <tr> <td>FULL YEAR TOTAL</td> <td style="text-align: center;">39,471.48</td> </tr> <tr> <td>PAYMENTS</td> <td style="text-align: center;">19,735.74</td> </tr> <tr> <td>OTHER CREDITS</td> <td></td> </tr> <tr> <td>BALANCE DUE</td> <td style="text-align: center;">19,735.74</td> </tr> </table> | | | Delq Special Assessments 0.00 Special Assessment Penalty 0.00 Special Assessment Interest 0.00 Delq Real Estate 0.00 Real Estate Penalty 0.00 Real Estate Interest 0.00 Delq Adjustments 0.00 Omitted Taxes 0.00 | 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 | FULL YEAR TOTAL | 39,471.48 | PAYMENTS | 19,735.74 | OTHER CREDITS | | BALANCE DUE | 19,735.74 | | |
| Delq Special Assessments 0.00 Special Assessment Penalty 0.00 Special Assessment Interest 0.00 Delq Real Estate 0.00 Real Estate Penalty 0.00 Real Estate Interest 0.00 Delq Adjustments 0.00 Omitted Taxes 0.00 | 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 | | | | | | | | | | | | | |
| FULL YEAR TOTAL | 39,471.48 | | | | | | | | | | | | | |
| PAYMENTS | 19,735.74 | | | | | | | | | | | | | |
| OTHER CREDITS | | | | | | | | | | | | | | |
| BALANCE DUE | 19,735.74 | | | | | | | | | | | | | |

Return Bottom Portion with Payment

| | | |
|---|---|--|
| JEANNIE M. ZURMEHLY CLERMONT TREASURER 101 E. MAIN STREET BATAVIA, OHIO 45103-2959 513-732-7254 | | REAL PROPERTY 2nd HALF 2022 DUE 07/07/2023 |
| PARCEL LOCATION: 310 MILL ST | PARCEL ID: 21-07-08.-117P | |
| OWNER NAME: TERRA FIRMA DEVELOPMENT LLC | MAKE CHECK PAYABLE TO: JEANNIE M. ZURMEHLY, CLERMONT COUNTY TREASURER | |
| TaxBill prepared on 04/19/23 Page/Line: TERRA FIRMA DEVELOPMENT LLC 750 US HIGHWAY 50 MILFORD OH 45150 | STUB # 21720460 | |
| | PAY THIS AMOUNT | |
| | BALANCE DUE: \$19,735.74 | |

0000000000021720460100000000000019735740001973574

CMDC
Event Center

Auditor Home

Profile

PARID: 210708.117P
TERRA FIRMA DEVELOPMENT LLC

310 MILL ST

Sales/Transfers

Payment History

2 of 2
Return to Search Results

Residential

| Roll | Tax Year | Effective Date | Business Date | Amount |
|-------|----------|----------------|---------------|-------------|
| RP_OH | 2020 | 11-MAR-21 | 11-MAR-21 | \$3,130.25 |
| RP_OH | 2020 | 28-JUN-21 | 28-JUN-21 | \$3,130.25 |
| RP_OH | 2021 | 01-FEB-22 | 01-FEB-22 | \$3,550.52 |
| RP_OH | 2021 | 23-JUN-22 | 23-JUN-22 | \$3,550.52 |
| RP_OH | 2022 | 08-FEB-23 | 08-FEB-23 | \$19,735.74 |

Commercial

Outbuildings

Permits

Values

Value History

Tax Summary

Tax Detail

Current Tax

Distribution *New tab*

Tax History

Payment History

Assessment

Proposed Levies for
May 2, 2023 Election

New Levies for 2022

Manufactured Home

Sketch

Photos

Tax Map

Pictometry

Surveys

Property Recap Report

Plat Viewer

Actions

- Neighborhood Sales
- Proximity Search
- Printable Summary
- Printable Version
- Custom Report Builder

Click on the following links
to Contact Us regarding:

This Parcel's Data

Address Change Request

Inquiry not related to a
specific parcel

Reports

- Mailing List
- Property Record Card
- Current Tax Bill

Go

Links

Land Use Codes

Tax Codes, Descriptions and
Calc Formula

Project # Assessment
Descriptions

*** Please disable the pop-up
blocker on your web browser
before generating a report ***

Full
Bill
Paid
timely

**Tru by Hilton
Property Tax Rebate Incentive**

| Incentive Year | Assessment Year | Half | Date | Payment Timely? Utilities Current? | Notes | City Rebate | Date Paid |
|----------------------|-----------------------------|----------|---------------------|---------------------------------------|---|-----------------------------|--------------|
| 0 | <i>Initiating Ordinance</i> | | <i>Sept 1, 2020</i> | | | | |
| | 2020 | 1st Half | Feb 2021 | No | No Executed Agreement in Place Therefore no Rebate | \$ None | N/A |
| 1 | <i>Executed Agreement</i> | | <i>July 1, 2021</i> | | | | |
| | 2020 | 2nd Half | Aug 2021 | Yes | | \$ 12,753.80 | Not Paid Yet |
| 2 | 2021 | 1st Half | Feb 2022 | No | ORD 22-131 Approves \$29,075.21 Delinquency Paid w/in 1 Year so ok | \$ 29,075.21 | 03/04/2022 |
| | 2021 | 2nd Half | Aug 2022 | Yes | Ordinance 22-163 | \$ 29,075.21 | 08/19/2022 |
| 3 | 2022 | 1st Half | Feb 2023 | Yes | <i>Pending Council Approval</i> | \$ 39,661.66 | |
| | 2022 | 2nd Half | Aug 2023 | | | | |
| 4 | 2023 | 1st Half | Feb 2024 | | | | |
| | 2023 | 2nd Half | Aug 2024 | | | | |
| 5 | 2024 | 1st Half | Feb 2025 | | | | |
| | 2024 | 2nd Half | Aug 2025 | | | | |
| Total to Date | | | | | | <u><u>\$ 110,565.88</u></u> | |

Note: Payable to P3K2P

| JEANNIE M. ZURMEHLY CLERMONT TREASURER 101 E. MAIN STREET BATAVIA, OHIO 45103-2959 513-732-7254 | | <div style="color: blue; font-style: italic; font-size: 1.2em;">1st Half is same amount</div> REAL PROPERTY <div style="background-color: yellow; padding: 2px;">2nd HALF 2022</div> DUE 07/07/2023 | | | | | | | |
|---|-------------|--|--|-----------|-------------|-----------|---------|-----------|-----------|
| PARCEL LOCATION: 951 CHAMBER DR | | PARCEL ID: 21-07-36-.093. | | | | | | | |
| P3K2P LLC 951 CHAMBER DRIVE MILFORD OH 45150 <div style="text-align: center; margin-top: 20px;"> </div> | | TAX DISTRICT: MILFORD CITY / MILFORD EVSD | | | | | | | |
| | | OWNER NAME: P3K2P LLC | | | | | | | |
| | | STUB # 21544570 | | | | | | | |
| | | LEGAL INFORMATION: MILFORD CITY MILFORD COMMERCE (REPLAT) / LOT 18A | | | | | | | |
| Gross Tax Rate 118.87 Reduction Factor .219225187 Effective Tax Rate 92.810702 | | Non Business Credit Factor .085289 Owner Occupancy Credit Factor .021322 Acres 1.958 Class C LUC 411 | | | | | | | |
| TAX VALUES | | APPRAISED VALUE | | | | | | | |
| Gross Real Estate Tax 216,780.82 Reduction Factor -47,523.82 Subtotal 169,257.00 Non Business Credit 0.00 Owner Occupancy Credit 0.00 Homestead Reduction 0.00 CAUV Recoupment 0.00 CAUV Rollback 0.00 Current Net Real Estate Taxes 169,257.00 Current Special Assessments 0.00 Adjustments 0.00 Current Full Year Taxes 169,257.00 | | <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>Land</th> <th>Improvement</th> <th>Total</th> </tr> <tr> <td style="text-align: center;">391,600</td> <td style="text-align: center;">4,818,900</td> <td style="text-align: center;">5,210,500</td> </tr> </table> | | Land | Improvement | Total | 391,600 | 4,818,900 | 5,210,500 |
| Land | Improvement | Total | | | | | | | |
| 391,600 | 4,818,900 | 5,210,500 | | | | | | | |
| CURRENT TAX DISTRIBUTION | | TAXABLE VALUE | | | | | | | |
| Clermont County 16,769.38 Milford Evsd 107,045.54 Milford City 39,661.66 Great Oaks Jvs 4,265.10 Public Library 1,515.32 Special Assessment 0.00 | | <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>Land</th> <th>Improvement</th> <th>Total</th> </tr> <tr> <td style="text-align: center;">137,060</td> <td style="text-align: center;">1,686,620</td> <td style="text-align: center;">1,823,680</td> </tr> </table> | | Land | Improvement | Total | 137,060 | 1,686,620 | 1,823,680 |
| Land | Improvement | Total | | | | | | | |
| 137,060 | 1,686,620 | 1,823,680 | | | | | | | |
| Delq Special Assessments 0.00 Special Assessment Penalty 0.00 Special Assessment Interest 0.00 Delq Real Estate 0.00 Real Estate Penalty 0.00 Real Estate Interest 0.00 Delq Adjustments 0.00 Omitted Taxes 0.00 FULL YEAR TOTAL 169,257.00 PAYMENTS 84,628.50 OTHER CREDITS BALANCE DUE 84,628.50 TaxBill prepared on 04/19/23 | | <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>HOMESTEAD</th> <th>CAUV Value</th> <th>TIF Value</th> </tr> <tr> <td></td> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> </tr> </table> | | HOMESTEAD | CAUV Value | TIF Value | | 0 | 0 |
| HOMESTEAD | CAUV Value | TIF Value | | | | | | | |
| | 0 | 0 | | | | | | | |
| SPECIAL ASSESSMENT | | TO AVOID 10% PENALTY PAY ON OR BEFORE 07/07/23 | | | | | | | |
| | | If you need a stamped receipt, return entire bill with a self - addressed stamped envelope. No receipt will be returned unless requested Your cancelled check is a valid receipt | | | | | | | |
| | | Total 0.00 0.00 | | | | | | | |
| Return Bottom Portion with Payment | | | | | | | | | |
| JEANNIE M. ZURMEHLY CLERMONT TREASURER 101 E. MAIN STREET BATAVIA, OHIO 45103-2959 513-732-7254 | | REAL PROPERTY 2nd HALF 2022 DUE 07/07/2023 | | | | | | | |
| PARCEL LOCATION: 951 CHAMBER DR | | PARCEL ID: 21-07-36-.093. | | | | | | | |
| OWNER NAME: P3K2P LLC | | MAKE CHECK PAYABLE TO: JEANNIE M. ZURMEHLY, CLERMONT COUNTY TREASURER | | | | | | | |
| TaxBill prepared on 04/19/23 Page/Line: P3K2P LLC 951 CHAMBER DRIVE MILFORD OH 45150 | | STUB # 21544570 | | | | | | | |
| | | PAY THIS AMOUNT | | | | | | | |
| | | | | | | | | | |
| | | BALANCE DUE: \$84,628.50 | | | | | | | |

000000000002154457010000000000000084628500008462850

Profile

PARID: 210736.093.
P3K2P LLC

951 CHAMBER DR

Sales/Transfers

Payment History

1 of 2
Return to Search Results

Residential

Commercial

Outbuildings

Permits

Values

Value History

Tax Summary

Tax Detail

Current Tax

Distribution *New tab*

Tax History

Payment History

Assessment

Proposed Levies for

May 2, 2023 Election

New Levies for 2022

Manufactured Home

Sketch

Photos

Tax Map

Pictometry

Surveys

Property Recap Report

Plat Viewer

| Roll | Tax Year | Effective Date | Business Date | Amount |
|-------|----------|----------------|---------------|-------------|
| RP_OH | 2005 | 06-JAN-06 | 06-JAN-06 | \$6,120.13 |
| RP_OH | 2005 | 12-JUL-06 | 12-JUL-06 | \$6,120.13 |
| RP_OH | 2006 | 29-DEC-06 | 29-DEC-06 | \$6,324.41 |
| RP_OH | 2006 | 03-JUL-07 | 03-JUL-07 | \$6,324.41 |
| RP_OH | 2007 | 04-JAN-08 | 04-JAN-08 | \$6,324.41 |
| RP_OH | 2007 | 27-JUN-08 | 27-JUN-08 | \$6,298.65 |
| RP_OH | 2008 | 11-FEB-09 | 11-FEB-09 | \$7,787.96 |
| RP_OH | 2008 | 30-JUN-09 | 30-JUN-09 | \$7,787.96 |
| RP_OH | 2009 | 09-FEB-10 | 09-FEB-10 | \$7,964.49 |
| RP_OH | 2009 | 08-JUL-10 | 08-JUL-10 | \$7,964.49 |
| RP_OH | 2010 | 08-FEB-11 | 08-FEB-11 | \$8,142.44 |
| RP_OH | 2010 | 11-JUL-11 | 11-JUL-11 | \$8,142.44 |
| RP_OH | 2011 | 16-FEB-12 | 16-FEB-12 | \$7,528.64 |
| RP_OH | 2011 | 09-JUL-12 | 09-JUL-12 | \$7,528.64 |
| RP_OH | 2012 | 13-FEB-13 | 13-FEB-13 | \$7,552.33 |
| RP_OH | 2012 | 10-JUL-13 | 10-JUL-13 | \$7,552.33 |
| RP_OH | 2013 | 12-FEB-14 | 12-FEB-14 | \$8,022.53 |
| RP_OH | 2013 | 09-JUL-14 | 09-JUL-14 | \$8,022.53 |
| RP_OH | 2014 | 13-FEB-15 | 13-FEB-15 | \$8,892.14 |
| RP_OH | 2014 | 08-JUL-15 | 08-JUL-15 | \$8,892.14 |
| RP_OH | 2015 | 05-JAN-16 | 05-JAN-16 | \$8,871.77 |
| RP_OH | 2015 | 23-JUN-16 | 23-JUN-16 | \$8,871.77 |
| RP_OH | 2016 | 25-JAN-17 | 25-JAN-17 | \$8,984.64 |
| RP_OH | 2016 | 19-JUN-17 | 19-JUN-17 | \$8,984.64 |
| RP_OH | 2017 | 01-FEB-18 | 01-FEB-18 | \$8,596.88 |
| RP_OH | 2017 | 19-JUN-18 | 19-JUN-18 | \$8,596.88 |
| RP_OH | 2018 | 30-JAN-19 | 30-JAN-19 | \$8,689.47 |
| RP_OH | 2018 | 16-MAY-19 | 16-MAY-19 | \$8,689.47 |
| RP_OH | 2019 | 25-FEB-20 | 05-MAR-20 | \$14,397.14 |
| RP_OH | 2019 | 08-JUL-20 | 08-JUL-20 | \$13,088.31 |
| RP_OH | 2020 | 26-MAR-21 | 06-APR-21 | \$12,753.80 |
| RP_OH | 2020 | 08-JUL-21 | 08-JUL-21 | \$14,029.18 |
| RP_OH | 2021 | 01-MAR-22 | 17-MAR-22 | \$69,427.42 |
| RP_OH | 2021 | 08-JUL-22 | 08-JUL-22 | \$72,898.79 |
| RP_OH | 2022 | 13-FEB-23 | 13-FEB-23 | \$84,628.50 |

Year 1 →

Year 2 →

Year 3 →

Full Bill
Paid Timely

Actions

- Neighborhood Sales
- Proximity Search
- Printable Summary
- Printable Version
- Custom Report Builder

Click on the following links
to Contact Us regarding:

This Parcel's Data

Address Change Request

Inquiry not related to a
specific parcel

Reports

- Mailing List
- Property Record Card
- Current Tax Bill

Go

Links

Land Use Codes

Tax Codes, Descriptions and
Calc FormulaProject # Assessment
Descriptions*** Please disable the pop-up
blocker on your web browser
before generating a report ***

**Staybridge
Property Tax Rebate Incentive**

| Incentive Year | Assessment Year | Half | Date | Payment Timely? Utilities Current? | Notes | City Rebate | Date Paid |
|-------------------|--|----------|-------------------------------------|---------------------------------------|--------------------------|---------------------|--------------|
| 0 | <i>Initiating Ordinance Executed Agreement</i> | | <i>Nov 5, 2020 Nov 12, 2020</i> | | | | |
| 1 | 2021 | 1st Half | Feb 2022 | Yes | Pending Council Approval | \$ 24,850.54 | |
| | 2021 | 2nd Half | Aug 2022 | | | | |
| 2 | 2022 | 1st Half | Feb 2023 | | | | |
| | 2022 | 2nd Half | Aug 2023 | | | | |
| 3 | 2023 | 1st Half | Feb 2024 | | | | |
| | 2023 | 2nd Half | Aug 2024 | | | | |
| 4 | 2024 | 1st Half | Feb 2025 | | | | |
| | 2024 | 2nd Half | Aug 2025 | | | | |
| 5 | 2025 | 1st Half | Feb 2025 | | Total to Date | <u>\$ 24,850.54</u> | |
| | 2025 | 2nd Half | Aug 2025 | | | | |

Note: Payable to SAS Hospitality LLC

JEANNIE M. ZURMEHLY
CLERMONT TREASURER
101 E. MAIN STREET
BATAVIA, OHIO 45103-2959
513-732-7254

1st HALF
IS SAME
AMOUNT

REAL PROPERTY
2nd HALF 2022
DUE 07/07/2023

PARCEL LOCATION: 401 CHAMBER DR

PARCEL ID: 21-07-36.-110.

TAX DISTRICT: MILFORD CITY / MILFORD EVSD

OWNER NAME: SAS HOSPITALITY LLC

STUB # 21682700

LEGAL INFORMATION:
MILFORD COMMERCE (REPLAT) / LOT 31

SAS HOSPITALITY LLC
301 OLD BANK RD
MILFORD OH 45150

Staybridge

| | | | | | | | | |
|-------------------------------|------------|-------------------------------|------------|-----------------------|---------|----------------|-------------|-----------|
| Gross Tax Rate | 118.87 | Non Business Credit Factor | .085289 | Acres | 4.091 | APPAISED VALUE | | |
| Reduction Factor | .219225187 | Owner Occupancy Credit Factor | .021322 | Class | C | Land | Improvement | Total |
| Effective Tax Rate | 92.810702 | | | LUC | 411 | 680,200 | 2,584,500 | 3,264,700 |
| TAX VALUES | | CURRENT TAX DISTRIBUTION | | TAXABLE VALUE | | | | |
| Gross Real Estate Tax | 135,826.90 | Clermont County | 10,507.07 | Land | | Improvement | | Total |
| Reduction Factor | -29,776.70 | Milford Evsd | 67,070.79 | | 238,070 | 904,580 | | 1,142,650 |
| Subtotal | 106,050.20 | Milford City | 24,850.54 | HOMESTEAD | | CAUV Value | | TIF Value |
| Non Business Credit | 0.00 | Great Oaks Jvs | 2,672.35 | | | | 0 | 0 |
| Owner Occupancy Credit | 0.00 | Public Library | 949.45 | SPECIAL ASSESSMENT | | | | |
| Homestead Reduction | 0.00 | Special Assessment | 0.00 | Proj# and Description | | Delinquent | | Current |
| CAUV Recoupment | 0.00 | | | | | | | |
| CAUV Rollback | 0.00 | | | | | | | |
| Current Net Real Estate Taxes | 106,050.20 | Total | 106,050.20 | | | | | |
| Current Special Assessments | 0.00 | | | | | | | |
| Adjustments | 0.00 | | | | | | | |
| Current Full Year Taxes | 106,050.20 | | | | | | | |
| Delq Special Assessments | 0.00 | | | | | | | |
| Special Assessment Penalty | 0.00 | | | | | | | |
| Special Assessment Interest | 0.00 | | | | | | | |
| Delq Real Estate | 0.00 | | | | | | | |
| Real Estate Penalty | 0.00 | | | | | | | |
| Real Estate Interest | 0.00 | | | | | | | |
| Delq Adjustments | 0.00 | | | | | | | |
| Omitted Taxes | 0.00 | | | | | | | |
| FULL YEAR TOTAL | 106,050.20 | | | | | | | |
| PAYMENTS | 53,025.10 | | | | | | | |
| OTHER CREDITS | | | | | | | | |
| BALANCE DUE | 53,025.10 | | | | | | | |
| TaxBill prepared on | 04/19/23 | | | | | | | |

Return Bottom Portion with Payment

JEANNIE M. ZURMEHLY
CLERMONT TREASURER
101 E. MAIN STREET
BATAVIA, OHIO 45103-2959
513-732-7254

REAL PROPERTY
2nd HALF 2022
DUE 07/07/2023

PARCEL LOCATION: 401 CHAMBER DR

PARCEL ID: 21-07-36.-110.

OWNER NAME: SAS HOSPITALITY LLC

MAKE CHECK PAYABLE TO:
JEANNIE M. ZURMEHLY, CLERMONT COUNTY TREASURER

TaxBill prepared on 04/19/23
Page/Line:

STUB # 21682700

SAS HOSPITALITY LLC
301 OLD BANK RD
MILFORD OH 45150

PAY THIS AMOUNT

BALANCE DUE: \$53,025.10

0000000000021682700600000000000053025100005302510



[Auditor Home](#)

Profile

PARID: 210736.110.
SAS HOSPITALITY LLC

401 CHAMBER DR

Sales/Transfers

Payment History

1 of 1

[Return to Search Results](#)

Residential

| Roll | Tax Year | Effective Date | Business Date | Amount |
|-------|----------|----------------|---------------|-------------|
| RP_OH | 2011 | 16-FEB-12 | 16-FEB-12 | \$5,196.71 |
| RP_OH | 2011 | 09-JUL-12 | 09-JUL-12 | \$5,196.71 |
| RP_OH | 2012 | 13-FEB-13 | 13-FEB-13 | \$5,213.06 |
| RP_OH | 2012 | 10-JUL-13 | 10-JUL-13 | \$5,213.06 |
| RP_OH | 2013 | 12-FEB-14 | 12-FEB-14 | \$5,537.61 |
| RP_OH | 2013 | 09-JUL-14 | 09-JUL-14 | \$5,537.61 |
| RP_OH | 2014 | 13-FEB-15 | 13-FEB-15 | \$11,184.22 |
| RP_OH | 2014 | 08-JUL-15 | 08-JUL-15 | \$11,184.22 |
| RP_OH | 2015 | 05-JAN-16 | 05-JAN-16 | \$11,158.60 |
| RP_OH | 2015 | 23-JUN-16 | 23-JUN-16 | \$11,158.60 |
| RP_OH | 2016 | 25-JAN-17 | 25-JAN-17 | \$11,300.59 |
| RP_OH | 2016 | 19-JUN-17 | 19-JUN-17 | \$11,300.59 |
| RP_OH | 2017 | 08-JAN-18 | 08-JAN-18 | \$21,625.72 |
| RP_OH | 2018 | 30-JAN-19 | 30-JAN-19 | \$10,929.33 |
| RP_OH | 2018 | 21-JUN-19 | 21-JUN-19 | \$10,929.33 |
| RP_OH | 2019 | 13-FEB-20 | 13-FEB-20 | \$10,885.32 |
| RP_OH | 2019 | 09-JUL-20 | 09-JUL-20 | \$10,885.32 |
| RP_OH | 2020 | 01-MAR-21 | 01-MAR-21 | \$10,024.78 |
| RP_OH | 2020 | 26-JUL-21 | 26-JUL-21 | \$10,024.78 |
| RP_OH | 2021 | 16-FEB-22 | 16-FEB-22 | \$10,315.24 |
| RP_OH | 2021 | 13-JUL-22 | 13-JUL-22 | \$10,315.24 |
| RP_OH | 2022 | 15-FEB-23 | 15-FEB-23 | \$53,025.10 |

Commercial

Outbuildings

Permits

Values

Value History

Tax Summary

Tax Detail

Current Tax

Distribution *New tab*

Tax History

Payment History

Assessment

**Proposed Levies for
May 2, 2023 Election**

New Levies for 2022

Manufactured Home

Sketch

Photos

Tax Map

Pictometry

Surveys

Property Recap Report

Plat Viewer

Actions

- [Neighborhood Sales](#)
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- [Printable Version](#)
- [Custom Report Builder](#)

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Calc Formula](#)

[Project # Assessment
Descriptions](#)

*** Please disable the pop-up
blocker on your web browser
before generating a report ***

Jackie Bain

From: Michael Doss
Sent: Friday, April 21, 2023 2:28 PM
To: Kristopher Parrish
Cc: Jackie Bain
Subject: RE: [External] Membership fees

I will have Jackie add it to the Administrative Services agenda

From: Kristopher Parrish <kparrish@milfordohio.org>
Sent: Friday, April 21, 2023 2:26 PM
To: Michael Doss <mdoss@milfordohio.org>
Subject: Fwd: [External] Membership fees

Can we add this to the agenda, or can this simply be brought up at the end of the meeting with the agenda as is ?

Sent from my iPhone

Begin forwarded message:

From: Savannah Sullivan <savannah@greenumbrella.org>
Date: April 21, 2023 at 2:20:55 PM EDT
To: Kristopher Parrish <kparrish@milfordohio.org>
Cc: Michael Doss <mdoss@milfordohio.org>
Subject: Re: [External] Membership fees

Hi Kristopher,

I am the point of contact that can get you any info you need on membership dues and benefits. You can see the outline of Regional Climate Collaborative dues [here](#), as well as a list of benefits. If Milford were to join before June 30 as a founding member, you would receive a 10% discount. With the discount, the dues for Milford would be \$900 for benefits starting as soon as you submit [an application](#) and would last through June 30, 2024 (i.e. your dues would cover more than a year of benefits if you submit in April or May this year).

After you submit an application and it's reviewed, you'll receive a welcome letter and invoice. You are welcome to set up a call with me [here](#) if you have any questions!

Best,

--



Savannah Sullivan (she/her)
Climate Action Director | Green Umbrella
savannah@greenumbrella.org | 513.541.1538
greenumbrella.org
[Facebook](#) | [Twitter](#) | [Instagram](#) | [LinkedIn](#)

We are now working at Digital Futures in the
Uptown Innovation District. Our mailing address:
PO Box 14270 | Cincinnati OH 45250

On Fri, Apr 21, 2023 at 11:48 AM Kristopher Parrish <kparrish@milfordohio.org> wrote:

Savannah,

Who can send us info on any membership fee/dues Milford would incur to join Green Umbrella?

Sent from my iPhone

This email has been scanned for spam and viruses by Proofpoint Essentials. Click [here](#) to report this email as spam.